

Simba Run Condominium Association
Balance Sheet
As of August 31, 2019

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1000 · First Bank Operating	146,741.45
1010 · U.S. Bank - Operating Reserve	24,942.52
1060 · U.S. Bank - Capital Reserve	2,589.79
1070 · U S Bank - Special Assessment	43.35
1100 · Capital Reserve - 1st Bank	101,078.99
Total Checking/Savings	275,396.10
Accounts Receivable	
1200 · Accounts Receivable	-21,416.04
Total Accounts Receivable	-21,416.04
Other Current Assets	
1235 · Other A/R	64.95
1400 · Prepaid Expenses	
1410 · Prepaid Insurance - Bldgs	12,799.30
1413 · Prepaid Insurance - WC	341.20
1420 · Prepaid Elevator Service	3,549.58
Total 1400 · Prepaid Expenses	16,690.08
Total Other Current Assets	16,755.03
Total Current Assets	270,735.09
Fixed Assets	
1500 · Simba Unit 1205	195,000.00
1510 · Shuttle Buses	85,833.01
1520 · Furniture & Equipment	402,051.13
1525 · Exercise Equipment	13,045.93
1530 · Communication System	2,352.90
1590 · Accumulated Depreciation	
1591 · Accum Depr - Unit 1205	-83,230.50
1592 · Accum Depr - Buses	-17,659.64
1593 · Accum Depr - Furn & Equip	-378,948.53
1594 · Accum Depr - Communication Sys	-2,352.90
Total 1590 · Accumulated Depreciation	-482,191.57
Total Fixed Assets	216,091.40
TOTAL ASSETS	486,826.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	32,105.38
Total Accounts Payable	32,105.38
Other Current Liabilities	
2100 · Accrued Payroll	9,770.08
2105 · Payroll Withholding	
2106 · Federal Withholding	2,265.90
2107 · State Withholding	813.00
2108 · SUTA Withholding	117.41
2109 · FUTA Withholding	66.11
Total 2105 · Payroll Withholding	3,262.42
2200 · Payable to SRR	-2,361.79
2460 · Parking Liability	8,368.05
Total Other Current Liabilities	19,038.76
Total Current Liabilities	51,144.14
Total Liabilities	51,144.14
Equity	
3100 · Working Capital	95,900.16
3200 · Owner Equity - Operations	22,865.32
3300 · Capital Reserve	
3390 · Capital Reserve Fund Balance	316,916.87
Total 3300 · Capital Reserve	316,916.87
Total Equity	435,682.35
TOTAL LIABILITIES & EQUITY	486,826.49

Simba Run Condominium Association
Operating Fund Statement
August 2019

	Aug 19	Budget	\$ Over Budget	% of Budget	Sep '18 - Aug 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income									
4000 · Association Dues	56,870.48	56,708.00	162.48	100.29%	680,493.68	680,496.30	-2.62	100.0%	680,496.30
4300 · Interest Charges	0.00	42.05	-42.05	0.0%	0.00	505.15	-505.15	0.0%	505.15
4400 · Late Charges	0.00	66.63	-66.63	0.0%	0.00	800.00	-800.00	0.0%	800.00
4440 · Maintenance Labor/Mat. to SRR	4,048.56	3,555.00	493.56	113.88%	22,968.56	30,618.00	-7,649.44	75.02%	30,618.00
4450 · Owner Maintenance									
4560 · Maintenance Labor/Mat. to Owner	8,665.55	2,013.96	6,651.59	430.27%	33,495.40	24,166.97	9,328.43	138.6%	24,166.97
5365 · Owner Reimbursable Expenses	-5,451.84	-1,534.67	-3,917.17	355.25%	-27,840.57	-18,415.71	-9,424.86	151.18%	-18,415.71
4450 · Owner Maintenance - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
Total 4450 · Owner Maintenance	3,213.71	479.29	2,734.42	670.52%	5,654.83	5,751.26	-96.43	98.32%	5,751.26
4600 · Miscellaneous Income	0.00	0.00	0.00	0.0%	11.19	0.00	11.19	100.0%	0.00
4610 · SRR Rent	2,000.00	2,000.00	0.00	100.0%	24,000.00	24,000.00	0.00	100.0%	24,000.00
4615 · SRR FD Manager Support	1,685.18	1,685.15	0.03	100.0%	20,193.31	20,222.13	-28.82	99.86%	20,222.13
4635 · Infrastructure Support - SRR	9,218.87	9,218.89	-0.02	100.0%	110,617.76	110,615.93	1.83	100.0%	110,615.93
4636 · Infrastructure Support - RBO	542.43	832.00	-289.57	65.2%	14,847.60	13,839.00	1,008.60	107.29%	13,839.00
4640 · Firewood Income	0.00	100.87	-100.87	0.0%	1,851.00	1,210.00	641.00	152.98%	1,210.00
Total Income	77,579.23	74,687.88	2,891.35	103.87%	880,637.93	888,057.77	-7,419.84	99.16%	888,057.77
Gross Profit	77,579.23	74,687.88	2,891.35	103.87%	880,637.93	888,057.77	-7,419.84	99.16%	888,057.77
Expense									
Total 5005 · SRCA Payroll	42,622.30	28,616.00	14,006.30	148.95%	285,146.08	280,352.00	4,794.08	101.71%	280,352.00
5020 · FICA Expense - Simba portion	2,958.42	2,190.00	768.42	135.09%	21,511.50	21,447.00	64.50	100.3%	21,447.00
5035 · Unemployment Taxes	135.36	241.00	-105.64	56.17%	2,115.69	2,363.00	-247.31	89.53%	2,363.00
5040 · Workman's Comp Insurance	650.58	1,103.00	-452.42	58.98%	6,778.60	10,801.00	-4,022.40	62.76%	10,801.00
Total 5000 · Payroll	46,366.66	32,150.00	14,216.66	144.22%	315,551.87	314,963.00	588.87	100.19%	314,963.00
5100 · Administrative Expenses									
5110 · Managment Fee	2,200.00	2,030.53	169.47	108.35%	26,400.00	24,366.25	2,033.75	108.35%	24,366.25
5120 · Accounting Expense	1,250.00	1,250.00	0.00	100.0%	15,000.00	15,000.00	0.00	100.0%	15,000.00
5130 · Professional Services	0.00	330.25	-330.25	0.0%	9,169.10	6,632.45	2,536.65	138.25%	6,632.45
5140 · Legal Expense	46.00	323.84	-277.84	14.21%	481.50	3,886.52	-3,405.02	12.39%	3,886.52
5150 · Office Supplies	416.98	315.92	101.06	131.99%	4,907.35	3,790.82	1,116.53	129.45%	3,790.82
5155 · Bank Service Charges	225.53	25.00	200.53	902.12%	-1,611.57	300.00	-1,911.57	-537.19%	300.00
5160 · Other Administrative Expense	532.97	234.29	298.68	227.48%	11,757.79	2,812.03	8,945.76	418.13%	2,812.03
5165 · Coffee and DVD	1,610.19	976.75	633.44	164.85%	9,566.42	11,721.00	-2,154.58	81.62%	11,721.00
Total 5100 · Administrative Expenses	6,281.67	5,486.58	795.09	114.49%	75,670.59	68,509.07	7,161.52	110.45%	68,509.07
5200 · Operating Insurance and Taxes									
5210 · Building Insurance	4,035.17	4,244.21	-209.04	95.08%	48,452.00	50,931.07	-2,479.07	95.13%	50,931.07
5220 · Personal Property Tax	0.00	0.00	0.00	0.0%	191.28	236.62	-45.34	80.84%	236.62
Total 5200 · Operating Insurance and Taxes	4,035.17	4,244.21	-209.04	95.08%	48,643.28	51,167.69	-2,524.41	95.07%	51,167.69
5300 · Maintenance Expense									
5310 · Painting / Drywall	111.98	0.00	111.98	100.0%	2,906.95	897.03	2,009.92	324.06%	897.03
5315 · Landscaping & Grounds	5,611.74	926.85	4,684.89	605.46%	9,916.25	9,122.15	794.10	108.71%	9,122.15
5320 · Snow Removal	0.00	0.00	0.00	0.0%	11,092.36	11,378.74	-286.38	97.48%	11,378.74
5325 · Garage Expense	375.99	0.00	375.99	100.0%	3,040.49	2,309.49	731.00	131.65%	2,309.49
5330 · Carpet Cleaning	0.00	200.88	-200.88	0.0%	476.80	2,410.12	-1,933.32	19.78%	2,410.12
5335 · Elevator Expense	2,466.04	2,246.42	219.62	109.78%	26,332.72	26,957.26	-624.54	97.68%	26,957.26
5340 · Lighting Expense	0.00	277.44	-277.44	0.0%	570.80	3,329.72	-2,758.92	17.14%	3,329.72
5345 · Keys & Locks	242.21	117.16	125.05	206.73%	885.50	1,405.92	-520.42	62.98%	1,405.92
5360 · Exterior Building Maintenance	982.00	960.87	21.13	102.2%	16,677.53	11,530.88	5,146.65	144.63%	11,530.88
5370 · Interior Repairs & Maintenance	1,769.07	842.27	926.80	210.04%	13,495.17	10,107.46	3,387.71	133.52%	10,107.46
5375 · Miscellaneous	20.58	285.84	-265.26	7.2%	794.04	3,430.19	-2,636.15	23.15%	3,430.19
5380 · Outside Maintenance Services	595.40	1,245.32	-649.92	47.81%	9,306.74	14,943.29	-5,636.55	62.28%	14,943.29
5385 · Housekeeping Labor from SRR	0.00	392.13	-392.13	0.0%	0.00	4,706.00	-4,706.00	0.0%	4,706.00
Total 5300 · Maintenance Expense	12,175.01	7,495.18	4,679.83	162.44%	95,495.35	102,528.25	-7,032.90	93.14%	102,528.25
5400 · Amenities									
5410 · Pool / Sauna / Tennis / Equip	3,081.70	991.07	2,090.63	310.95%	18,544.42	11,893.28	6,651.14	155.92%	11,893.28
5430 · Firewood	0.00	100.00	-100.00	0.0%	700.00	1,200.00	-500.00	58.33%	1,200.00
Total 5400 · Amenities	3,081.70	1,091.07	1,990.63	282.45%	19,244.42	13,093.28	6,151.14	146.98%	13,093.28
5500 · Fire and Protection									

Simba Run Condominium Association
Operating Fund Statement
August 2019

	Aug 19	Budget	\$ Over Budget	% of Budget	Sep '18 - Aug 19	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
5520 - Alarm Monitoring	542.00	544.22	-2.22	99.59%	2,159.57	6,530.53	-4,370.96	33.07%	6,530.53
5530 - Smoke Detectors / Extinguisher	0.00	121.01	-121.01	0.0%	2,419.06	1,452.45	966.61	166.55%	1,452.45
5540 - Sprinkler System	0.00	369.35	-369.35	0.0%	2,517.85	4,432.42	-1,914.57	56.81%	4,432.42
Total 5500 - Fire and Protection	542.00	1,034.58	-492.58	52.39%	7,096.48	12,415.40	-5,318.92	57.16%	12,415.40
5600 - Utilities									
5610 - Electricity	2,535.30	2,810.00	-274.70	90.22%	62,699.87	64,328.00	-1,628.13	97.47%	64,328.00
5620 - Gas Expense	716.99	1,012.00	-295.01	70.85%	19,209.72	15,890.00	3,319.72	120.89%	15,890.00
5630 - Water & Sewer	6,634.96	7,323.12	-688.16	90.6%	81,663.39	85,822.16	-4,158.77	95.15%	85,822.16
5640 - Trash Removal	622.94	969.75	-346.81	64.24%	10,304.25	9,436.80	867.45	109.19%	9,436.80
5650 - Cable TV Expense	5,788.67	5,769.00	19.67	100.34%	69,509.50	69,283.00	226.50	100.33%	69,283.00
5660 - Telephone Expense	876.11	200.00	676.11	438.06%	9,190.31	2,400.00	6,790.31	382.93%	2,400.00
Total 5600 - Utilities	17,174.97	18,083.87	-908.90	94.97%	252,577.04	247,159.96	5,417.08	102.19%	247,159.96
5700 - Transportation									
5710 - Bus Gas / Repair / Maintenance	0.00	0.00	0.00	0.0%	20,000.42	14,404.82	5,595.60	138.85%	14,404.82
5720 - Bus License & Fees	0.00	0.00	0.00	0.0%	1,111.51	100.00	1,011.51	1,111.51%	100.00
5730 - Bus Lease	0.00	0.00	0.00	0.0%	0.00	13,627.62	-13,627.62	0.0%	13,627.62
5740 - Bus Insurance	0.00	257.63	-257.63	0.0%	2,201.00	3,092.00	-891.00	71.18%	3,092.00
Total 5700 - Transportation	0.00	257.63	-257.63	0.0%	23,312.93	31,224.44	-7,911.51	74.66%	31,224.44
5800 - Manager Housing									
5820 - Manager Unit Condo Fees	763.18	759.03	4.15	100.55%	9,135.47	9,108.03	27.44	100.3%	9,108.03
5840 - Manager Unit Real Estate Taxes	0.00	0.00	0.00	0.0%	1,882.20	1,873.00	9.20	100.49%	1,873.00
Total 5800 - Manager Housing	763.18	759.03	4.15	100.55%	11,017.67	10,981.03	36.64	100.33%	10,981.03
5900 - Depreciation Expense	2,005.19	1,334.69	670.50	150.24%	22,050.84	16,016.50	6,034.34	137.68%	16,016.50
5950 - Restore Reserve	0.00	1,666.63	-1,666.63	0.0%	0.00	20,000.00	-20,000.00	0.0%	20,000.00
Total Expense	92,425.55	73,603.47	18,822.08	125.57%	870,660.47	888,058.62	-17,398.15	98.04%	888,058.62
Fund Surplus/-Deficit	-14,846.32	1,084.41	-15,930.73	-1,369.07%	9,977.46	-0.85	9,978.31	-1,173,818.82%	-0.85
					12,887.86				
					22,865.32				

Simba Run Condominium Association
Capital Fund Statement
September 2018 through August 2019

	Sep '18 - Aug 19	Budget	\$ Over Budget	% of Budget
Income				
4050 · Capital Reserve Dues	150,000.00	150,000.00	0.00	100.0%
4500 · Interest Earned	1,015.59	0.00	1,015.59	100.0%
Total Income	151,015.59	150,000.00	1,015.59	100.68%
Gross Profit	151,015.59	150,000.00	1,015.59	100.68%
Expense				
6000 · Capital Reserve Expense				
6020 · Garage & Associated	16,135.03	0.00	16,135.03	100.0%
6030 · Exterior & Associated	34,061.96	0.00	34,061.96	100.0%
6040 · Interior & Associated	52,322.13	0.00	52,322.13	100.0%
6050 · Mechanical & Associated				
6051 · Elevator Modernization	13,408.00	0.00	13,408.00	100.0%
6050 · Mechanical & Associated - Other	1,575.72	0.00	1,575.72	100.0%
Total 6050 · Mechanical & Associated	14,983.72	0.00	14,983.72	100.0%
6060 · Miscellaneous	120.00	0.00	120.00	100.0%
6065 · LED Upgrade	0.00	0.00	0.00	0.0%
6070 · 5th Floor Project	0.00	0.00	0.00	0.0%
6075 · Roof Repairs	0.00	0.00	0.00	0.0%
6080 · Pool Air Handling	0.00	0.00	0.00	0.0%
6085 · Miscellaneous Capital Projects	0.00	0.00	0.00	0.0%
6090 · Pool Glass Replacement	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	117,622.84	0.00	117,622.84	100.0%
Total Expense	117,622.84	0.00	117,622.84	100.0%
Fund Surplus/-Deficit	33,392.75	150,000.00	-116,607.25	22.26%
Beginnig Fund Balance	283,524.12			
Ending Fund Balance	316,916.87			